

CITY OF LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

P.A.S.: Final Plat No.02023, Vintage Heights 11th Addition **DATE:** November 4, 2002

SCHEDULED PLANNING COMMISSION MEETING: **DATE:** November 13, 2002

PROPOSAL: A final plat consisting of 76 lots and 3 Outlots.

LAND AREA: 44.11 acres, more or less

CONCLUSION: Final plat is in conformance with the preliminary plat.

<u>RECOMMENDATION:</u>	Approval
-------------------------------	----------

GENERAL INFORMATION:

LEGAL DESCRIPTION: Outlot C, Vintage Heights 7th Addition, Outlot A, Vintage Heights 8th Addition and Outlot A, Vintage Heights 10th Addition located in the east half of Section 14, Township 9 North, Range 7 East, Lancaster County, Nebraska.

LOCATION: S. 98th St. and Forest Glen Dr.

APPLICANT: Robert D. Hampton
Pine Lake Development, L.L.C.
3600 Village Dr. Suite 140
Lincoln, NE 68516
(402) 434-5650

OWNER: same as applicant

CONTACT: Robert L. Dean
Engineering Design Consultants, L.L.C.
630 N. Cotner Blvd. Suite 105
Lincoln, NE 68505
(402) 464-4011

EXISTING ZONING: R-3 Residential

EXISTING LAND USE: vacant

SURROUNDING LAND USE AND ZONING:

North: R-3 Residential
South: R-3 Residential
East: AG Agriculture
West: R-3 Residential

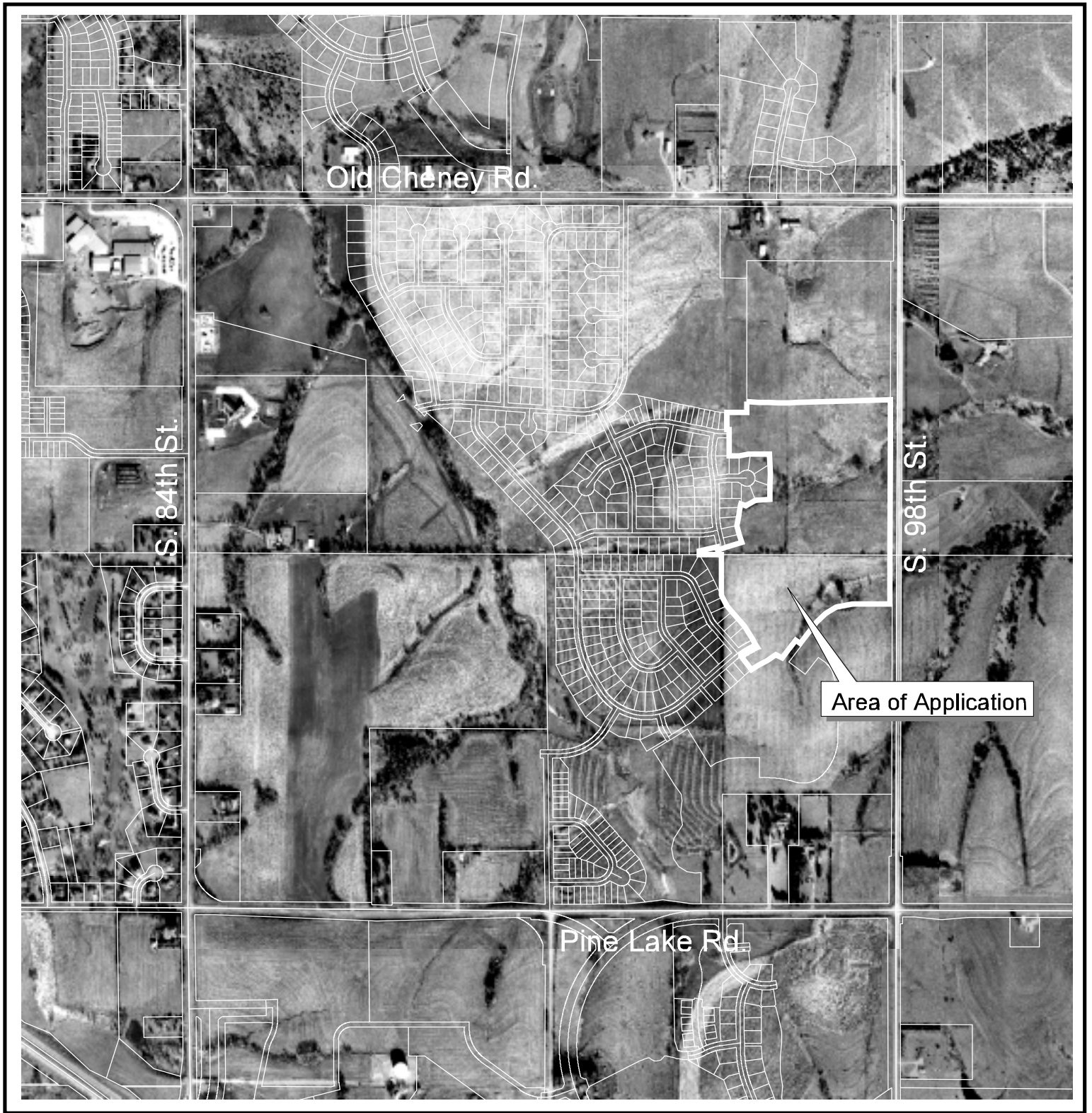
HISTORY:

May 29, 2002	Vintage Heights 10 th Addition Administrative Final Plat #02006 was approved by the Planning Director.
September 29, 2000	Vintage Heights 10 th Addition Final Plat #00010 was approved by the Planning Commission.
June 28, 2000	Vintage Heights 7 th Addition Final Plat #00009 was approved by the Planning Commission.
September 27, 1999	Vintage Heights Preliminary Plat #99002 was approved by the City Council.

ANALYSIS:

1. The final plat conforms to the approved preliminary plat.
2. Executive Orders have been approved for the completion of street paving, water mains, sanitary sewer, storm sewers and ornamental lighting. Certificate of Deposits have been accepted for the completion of sidewalks, street trees and landscape screen.
3. There are no delinquent taxes against the land and there are no liens for taxes which have been levied but not yet delinquent.
4. A subdivision agreement is required and will be submitted to the owners for their signature.

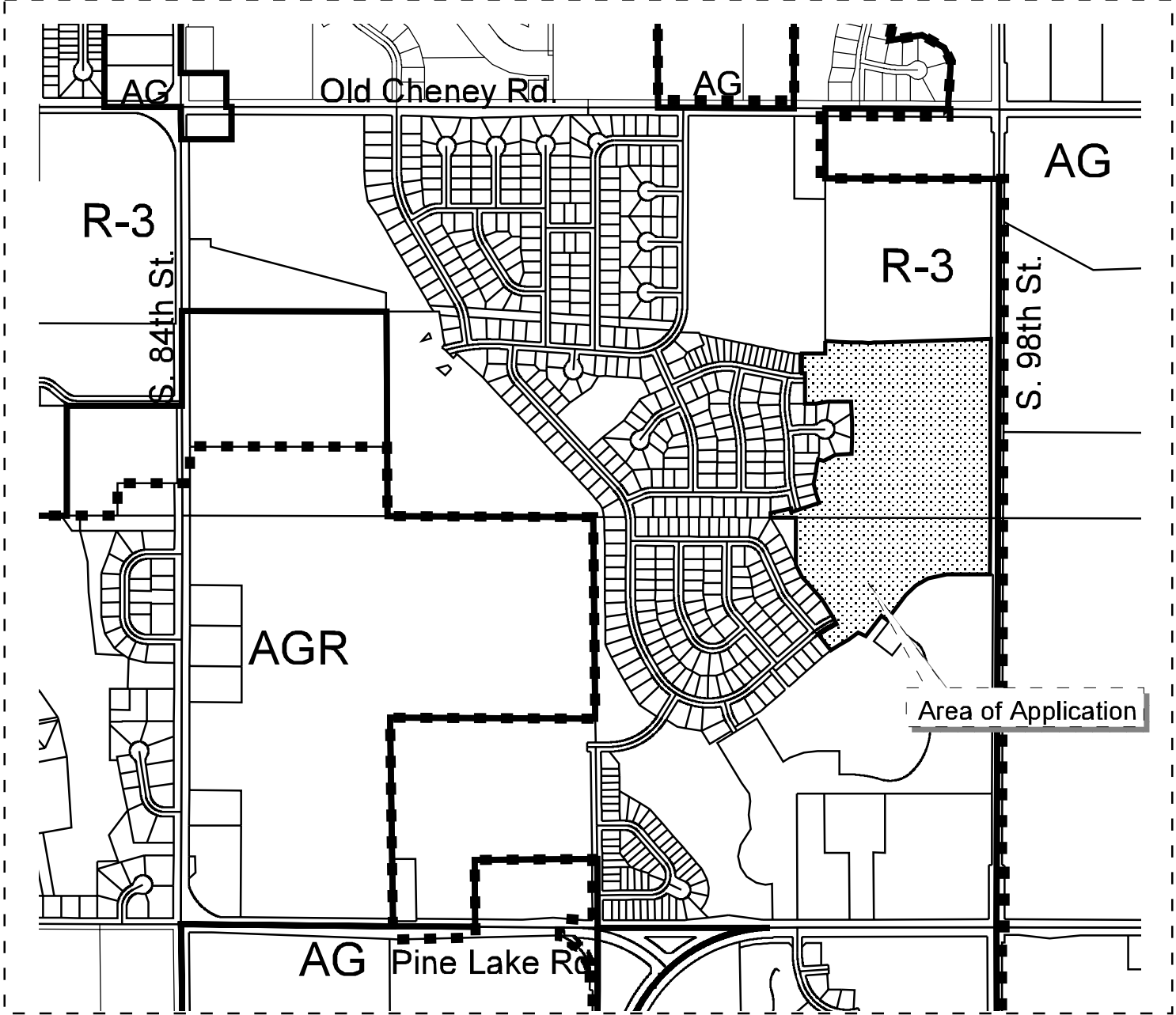
Tom Cajka
Planner



Final Plat #02023
Vintage Heights 11th Add.
S. 98th & Old Cheney Rd.



Photograph Date: 1997

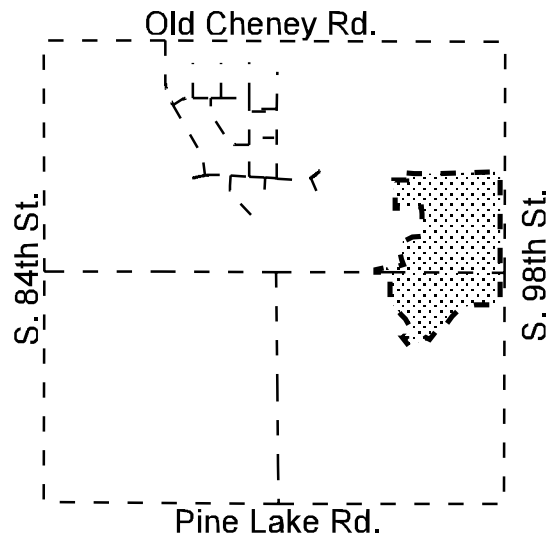
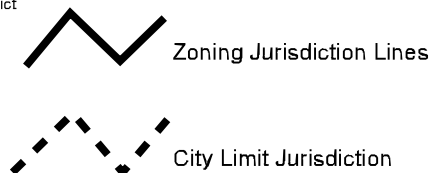


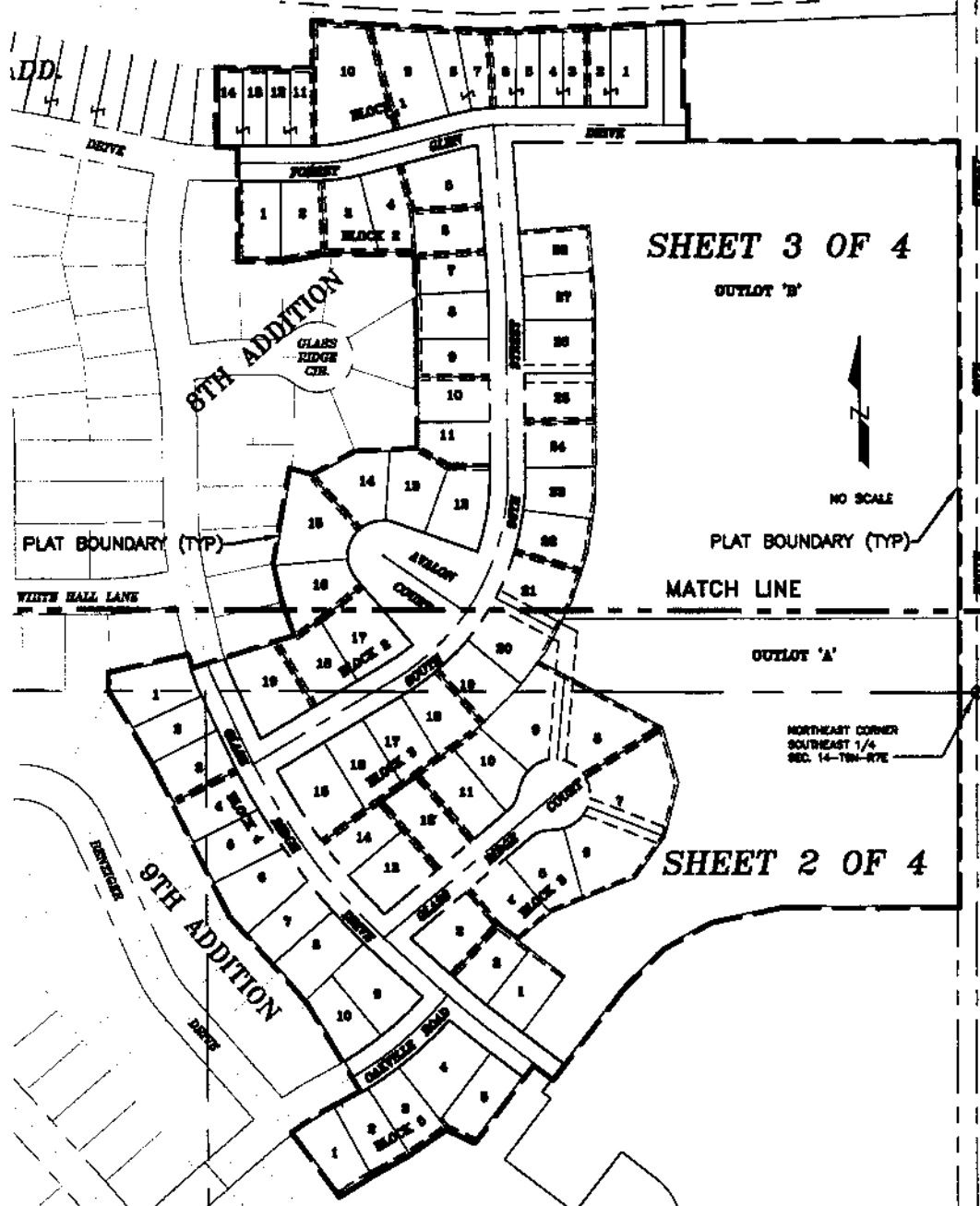
Final Plat #02023
Vintage Heights 11th Add.
S. 98th & Old Cheney Rd.

Zoning:

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile
 Sec. 14 T9N R7E





VINTAGE HEIGHTS 11TH ADDITION

FINAL PLAT

COVER SHEET

BASED UPON VINTAGE HEIGHTS 2ND ADDITION
PRELIMINARY PLAT NO. 99-002

INDEX OF SHEETS

SHEET 1 - COVER SHEET

SHEET 2 THROUGH 3 - FINAL PLAT

SHEET 4 - SURVEYORS CERTIFICATE AND LOT AREA TABLE
DEDICATION AND ACKNOWLEDGEMENTS, LIEN
HOLDER CONSENT AND SUBORDINATION AND
ACKNOWLEDGEMENTS, PLANNING COMMISSION
APPROVAL

VINTAGE HEIGHTS 11TH ADDITION

FINAL PLAT

BASED UPON VINTAGE HEIGHTS 2ND ADDITION
PRELIMINARY PLAT NO. 99-002

LEGEND

- =Corner Found
- =Corner Set
- ⊙=Section Corner
- =PROPERTY BOUNDARY
- - -=PROPOSED LOT LINE
- - -=PROPOSED EASEMENT

SEE SHEET 3 OF 4 MATCH LINE

NORTHEAST CORNER
SOUTHEAST 1/4
SEC. 14-T8N-R7E
FOR

OUTLOT 'A'
OPEN GREEN SPACE,
NON-BUILDABLE
(BLANKET UTILITY EASEMENT)
AREA= 7.248 AC.±
= 310,735.90 SF±

PLAT BOUNDARY (TYP)

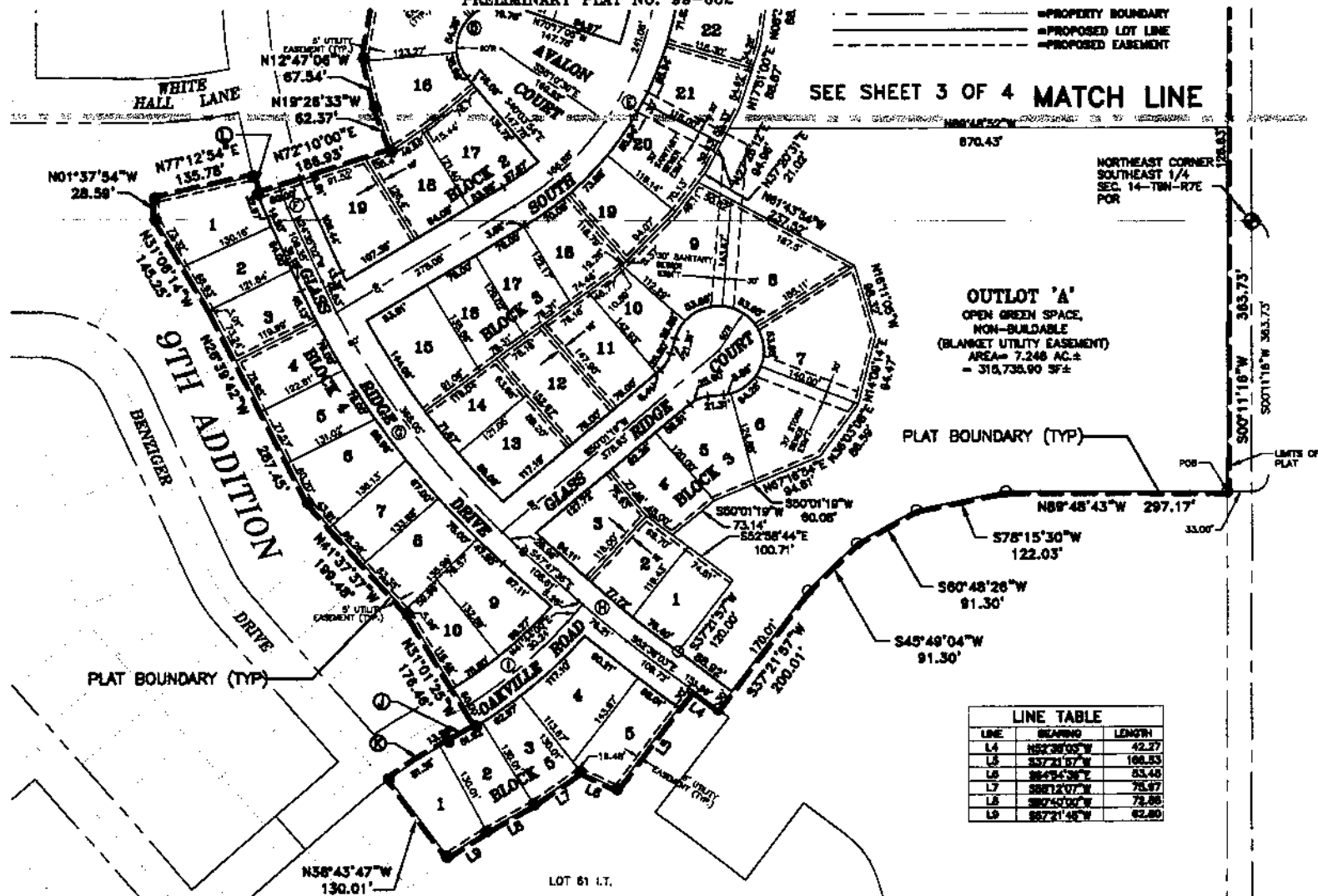
LINE	BEARING	LENGTH
L4	N82°38'05"W	42.77
L5	S57°21'57"W	108.53
L6	S84°45'38"E	83.49
L7	S88°12'07"W	73.97
L8	S87°45'00"W	73.86
L9	S87°21'48"W	62.80

SHEET 2 OF 4

SCALE: 1"=100'

CURVE DATA

- ① Δ=07°53'45"
R=250.00'
L=34.48'
T=17.25'
CB=S29°36'08"E
LC=34.43'
- ② Δ=23°12'35"
R=1100.00'
L=445.58'
T=225.88'
CB=N36°11'19"W
LC=442.55'
- ③ Δ=04°50'28"
R=1000.00'
L=84.48'
T=42.27'
CB=S50°12'48"E
LC=84.47'
- ④ Δ=17°42'07"
R=600.00'
L=185.37'
T=83.43'
CB=N50°35'04"E
LC=184.84'
- ⑤ Δ=03°48'35"
R=628.01'
L=41.88'
T=20.85'
CB=N60°53'02"E
LC=41.88'
- ⑥ Δ=09°31'11"
R=870.00'
L=84.71'
T=47.48'
CB=N58°01'48"E
LC=84.60'
- ⑦ Δ=05°02'54"
R=280.00'
L=24.87'
T=12.34'
CB=S15°18'33"E
LC=24.86'



LEGEND

- =Corner Found
- =Corner Set
- ⊙=Section Corner
- =PROPERTY BOUNDARY
- - - - -=PROPOSED LOT LINE
- - - - -=PROPOSED EASEMENT

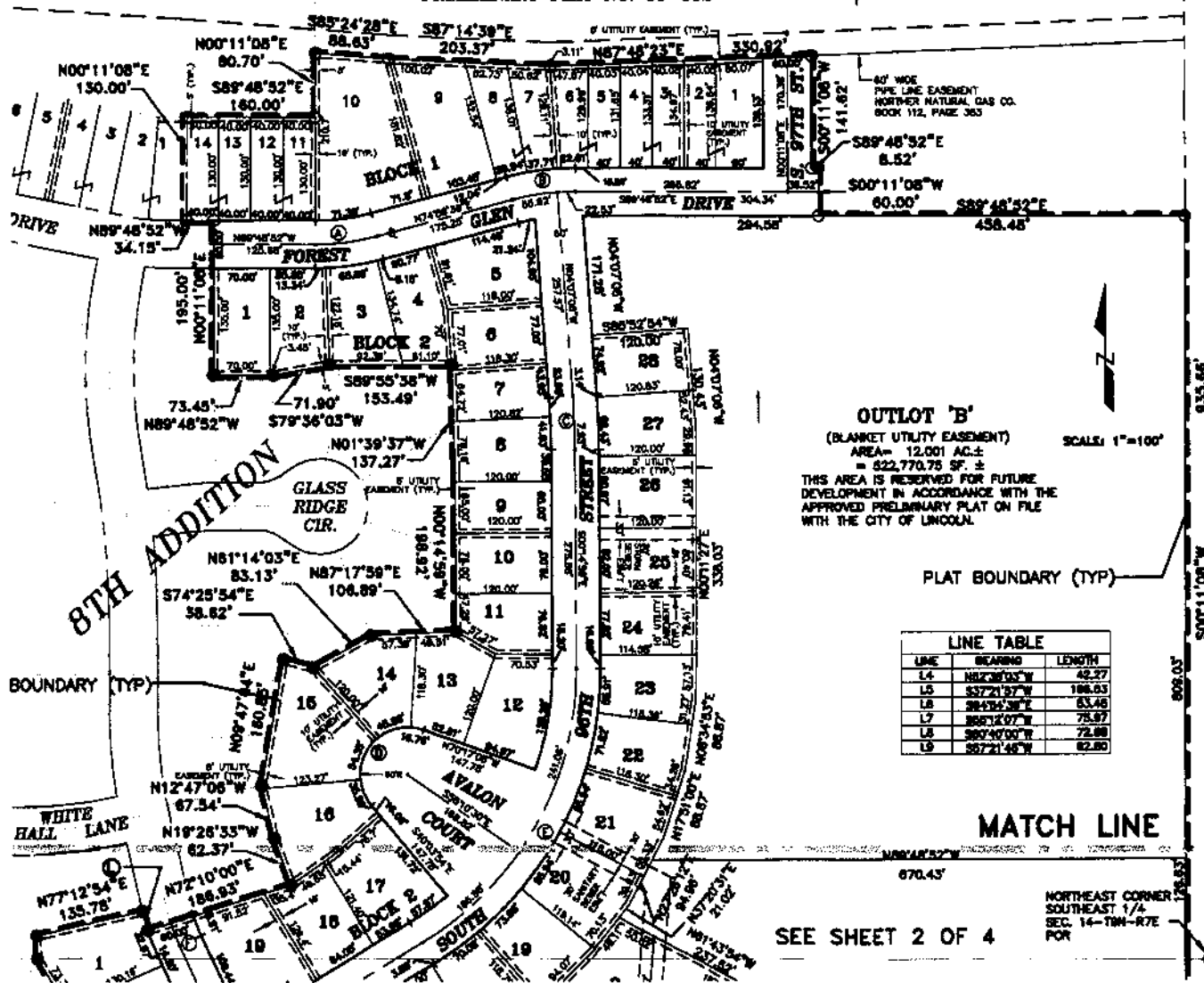
VINTAGE HEIGHTS 11TH ADDITION

FINAL PLAT

BASED UPON VINTAGE HEIGHTS 2ND ADDITION
PRELIMINARY PLAT NO. 99-002

CURVE DATA

- ① Δ=1571'30"
R=300.00'
L=78.54'
T=40.01'
CB=S82°35'23"W
LC=79.31'
- ② Δ=1571'30"
R=300.00'
L=78.54'
T=40.01'
CB=N82°35'23"E
LC=79.31'
- ③ Δ=03°52'07"
R=1000.00'
L=67.52'
T=33.77'
CB=S02°11'03"E
LC=67.91'
- ④ Δ=148°48'48"
R=80.00'
L=156.85'
T=222.22'
CB=S34°48'30"W
LC=115.85'
- ⑤ Δ=58°08'21"
R=400.00'
L=412.98'
T=227.03'
CB=N29°19'41"E
LC=394.86'



OUTLOT 'B'

(BLANKET UTILITY EASEMENT)

AREA= 12.001 AC.±

= 822,770.75 SF. ±

THIS AREA IS RESERVED FOR FUTURE
DEVELOPMENT IN ACCORDANCE WITH THE
APPROVED PRELIMINARY PLAT ON FILE
WITH THE CITY OF LINCOLN.

SCALE: 1"=100'

PLAT BOUNDARY (TYP)

LINE TABLE

LINE	BEARING	LENGTH
L4	N82°30'05"W	42.27
L5	S37°21'57"W	186.03
L6	S84°54'38"E	63.46
L7	S88°12'07"W	75.57
L8	S80°40'00"W	72.88
L9	S87°21'45"W	62.80

MATCH LINE

SEE SHEET 2 OF 4

NORTHEAST CORNER
SOUTHEAST 1/4
SEC. 14-T9N-R7E
FOR

SHEET 3 OF 4

SURVEYOR'S CERTIFICATE

A LEGAL DESCRIPTION OF OUTLOT C, VINTAGE HEIGHTS 7TH ADDITION, OUTLOT A, VINTAGE HEIGHTS 8TH ADDITION, OUTLOT A AND C, AND VINTAGE HEIGHTS 10TH ADDITION, OUTLOT A, LOCATED IN THE EAST HALF OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 7 EAST OF THE 6TH P.M. LINCOLN, LANCASTER COUNTY, NEBRASKA AND MORE FULLY DESCRIBED AS FOLLOWS:

RETURNING TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 14, THENCE: S00°11'47"N, (AN ASSUMED BEARING), ON THE EAST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 383.70 FEET; THENCE: N89°45'45"E, A DISTANCE OF 33.00 FEET TO A POINT ON THE WEST FRONT-OF-WAY LINE OF SOUTH 86TH STREET AND THE POINT OF BEGINNING; THENCE: CONTINUING N89°45'45"E, A DISTANCE OF 297.17 FEET; THENCE: S00°15'50"E, A DISTANCE OF 182.05 FEET; THENCE: S00°45'34"E, A DISTANCE OF 61.30 FEET; THENCE: S44°40'04"E, A DISTANCE OF 61.30 FEET; THENCE: S37°25'57"E, A DISTANCE OF 500.01 FEET; THENCE: N05°30'03"E, A DISTANCE OF 48.27 FEET; THENCE: S07°21'57"E, A DISTANCE OF 108.53 FEET; THENCE: S84°45'45"E, A DISTANCE OF 63.48 FEET; THENCE: S00°15'50"E, A DISTANCE OF 75.57 FEET; THENCE: S00°45'34"E, A DISTANCE OF 72.88 FEET; THENCE: S07°21'46"E, A DISTANCE OF 63.80 FEET; THENCE: N05°30'03"E, A DISTANCE OF 130.01 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 05°31'11", A RADIUS OF 570.00 FEET, AN ARC LENGTH OF 64.71 FEET, A CHORD LENGTH OF 64.88 FEET AND A CHORD BEARING N05°40'46"E; THENCE: ON SAID CURVE, A DISTANCE OF 64.71 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 05°45'00", A RADIUS OF 638.01 FEET, AN ARC LENGTH OF 41.88 FEET, A CHORD LENGTH OF 41.88 FEET AND A CHORD BEARING N05°35'00"E; THENCE: ON SAID CURVE, A DISTANCE OF 41.88 FEET TO THE POINT OF BEGINNING; THENCE: N01°40'35"E, A DISTANCE OF 176.46 FEET; THENCE: N41°37'37"E, A DISTANCE OF 188.48 FEET; THENCE: N05°30'46"E, A DISTANCE OF 287.45 FEET; THENCE: N05°04'45"E, A DISTANCE OF 148.58 FEET; THENCE: N01°37'54"E, A DISTANCE OF 88.58 FEET; THENCE: N77°15'04"E, A DISTANCE OF 158.79 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 05°05'04", A RADIUS OF 385.00 FEET, AN ARC LENGTH OF 24.67 FEET, A CHORD LENGTH OF 24.86 FEET AND A CHORD BEARING S01°47'33"E; THENCE: ON SAID CURVE, A DISTANCE OF 24.67 FEET TO THE POINT OF BEGINNING; THENCE: N75°40'00"E, A DISTANCE OF 188.53 FEET; THENCE: N05°30'03"E, A DISTANCE OF 62.37 FEET; THENCE: N12°47'08"E, A DISTANCE OF 87.54 FEET; THENCE: N05°40'46"E, A DISTANCE OF 108.53 FEET; THENCE: N01°40'35"E, A DISTANCE OF 188.53 FEET; THENCE: N01°40'35"E, A DISTANCE OF 83.13 FEET; THENCE: N07°21'46"E, A DISTANCE OF 63.80 FEET; THENCE: N05°30'03"E, A DISTANCE OF 137.57 FEET; THENCE: S00°45'34"E, A DISTANCE OF 182.05 FEET; THENCE: S07°25'57"E, A DISTANCE OF 71.80 FEET; THENCE: N05°30'03"E, A DISTANCE OF 73.40 FEET; THENCE: N00°10'00"E, A DISTANCE OF 188.00 FEET; THENCE: N05°30'03"E, A DISTANCE OF 34.18 FEET; THENCE: N00°10'00"E, A DISTANCE OF 130.00 FEET; THENCE: S00°45'34"E, A DISTANCE OF 188.00 FEET; THENCE: N00°10'00"E, A DISTANCE OF 60.70 FEET; THENCE: S00°45'34"E, A DISTANCE OF 68.43 FEET; THENCE: S07°14'30"E, A DISTANCE OF 802.57 FEET; THENCE: N07°45'32"E, A DISTANCE OF 330.80 FEET; THENCE: S00°10'00"E, A DISTANCE OF 141.82 FEET; THENCE: S00°45'34"E, A DISTANCE OF 6.88 FEET; THENCE: S00°10'00"E, A DISTANCE OF 80.00 FEET; THENCE: S00°45'34"E, A DISTANCE OF 408.48 FEET TO A POINT ON THE WEST FRONT-OF-WAY LINE OF SOUTH 86TH STREET; THENCE: S00°10'00"E, ON SAID LINE, A DISTANCE OF 638.48 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 42.448 ACRES (76 LOTS AND 2 OUTLOTS) MORE OR LESS.

PERMANENT MONUMENTS HAVE BEEN FOUND ON SET AT ALL BOUNDARY CORNERS, STREET INTERSECTIONS, BLOCK CORNERS AND CURVATURE POINTS ON THE PLAT IN ACCORDANCE WITH TITLE 26 OF THE LINCOLN MUNICIPAL CODE. ALL DIMENSIONS ARE CHORD MEASUREMENTS UNLESS OTHERWISE SHOWN, AND ARE IN FEET AND DECIMALS OF A FOOT.

DATE: R. RUSSELL ORR
R. RUSSELL ORR LAND SURVEYORS
7130 MORTON ST.
LINCOLN, NE 68507

LOT AREA TABLE		
BLOCK 4		
LOT NO.	AREA IN SF.	AREA IN AC.
LOT 1	11,887.88 SF.	0.2693 AC.
LOT 2	8,370.32 SF.	0.2101 AC.
LOT 3	8,083.36 SF.	0.2050 AC.
LOT 4	8,673.80 SF.	0.2001 AC.
LOT 5	8,455.36 SF.	0.2070 AC.
LOT 6	10,076.17 SF.	0.2303 AC.
LOT 7	10,084.08 SF.	0.2310 AC.
LOT 8	8,888.81 SF.	0.2058 AC.
LOT 9	11,838.88 SF.	0.2744 AC.
LOT 10	8,670.12 SF.	0.2226 AC.
BLOCK 5		
LOT 1	8,488.78 SF.	0.2184 AC.
LOT 2	8,825.82 SF.	0.2053 AC.
LOT 3	8,897.70 SF.	0.2062 AC.
LOT 4	12,574.12 SF.	0.2902 AC.
LOT 5	10,084.08 SF.	0.2303 AC.
OUTLOTS		
A	343,388.88 SF.	7.8888 AC.
B	558,328.84 SF.	12.8448 AC.

VINTAGE HEIGHTS 11TH ADDITION

FINAL PLAT

BASED UPON VINTAGE HEIGHTS 2ND ADDITION
PRELIMINARY PLAT NO. 99-002

LOT AREA TABLE		
BLOCK 1		
LOT NO.	AREA IN SF.	AREA IN AC.
LOT 1	8,272.97 SF.	0.1898 AC.
LOT 2	8,455.36 SF.	0.1947 AC.
LOT 3	8,083.36 SF.	0.1838 AC.
LOT 4	8,588.78 SF.	0.1957 AC.
LOT 5	8,358.78 SF.	0.1900 AC.
LOT 6	8,588.83 SF.	0.1978 AC.
LOT 7	8,588.80 SF.	0.1932 AC.
LOT 8	8,503.80 SF.	0.1943 AC.
LOT 9	8,267.88 SF.	0.1900 AC.
LOT 10	8,588.83 SF.	0.2004 AC.
LOT 11	8,588.88 SF.	0.2074 AC.
LOT 12	13,354.08 SF.	0.3058 AC.
LOT 13	8,500.00 SF.	0.1954 AC.
LOT 14	8,500.00 SF.	0.1954 AC.
LOT 15	8,500.00 SF.	0.1954 AC.
LOT 16	8,500.00 SF.	0.1954 AC.
BLOCK 2		
LOT 1	8,488.80 SF.	0.1938 AC.
LOT 2	8,341.38 SF.	0.2102 AC.
LOT 3	8,884.14 SF.	0.2202 AC.
LOT 4	8,756.27 SF.	0.2002 AC.
LOT 5	11,778.07 SF.	0.2704 AC.
LOT 6	8,588.88 SF.	0.1988 AC.
LOT 7	8,458.04 SF.	0.1935 AC.
LOT 8	8,588.70 SF.	0.1984 AC.
LOT 9	8,500.00 SF.	0.1958 AC.
LOT 10	8,500.00 SF.	0.1958 AC.
LOT 11	8,588.88 SF.	0.2002 AC.
LOT 12	11,221.84 SF.	0.2578 AC.
LOT 13	8,756.27 SF.	0.2002 AC.
LOT 14	12,888.73 SF.	0.2982 AC.
LOT 15	13,884.48 SF.	0.3188 AC.
LOT 16	12,883.36 SF.	0.2920 AC.
LOT 17	11,228.20 SF.	0.2600 AC.
LOT 18	7,888.36 SF.	0.1792 AC.
LOT 19	7,488.81 SF.	0.1713 AC.
LOT 20	10,488.80 SF.	0.2408 AC.
BLOCK 3		
LOT NO.	AREA IN SF.	AREA IN AC.
LOT 1	8,403.08 SF.	0.1933 AC.
LOT 2	8,263.88 SF.	0.1887 AC.
LOT 3	11,874.80 SF.	0.2702 AC.
LOT 4	8,788.48 SF.	0.2007 AC.
LOT 5	8,667.72 SF.	0.2008 AC.
LOT 6	10,388.88 SF.	0.2380 AC.
LOT 7	12,884.87 SF.	0.2972 AC.
LOT 8	10,271.88 SF.	0.2372 AC.
LOT 9	10,008.38 SF.	0.2302 AC.
LOT 10	8,884.10 SF.	0.2178 AC.
LOT 11	10,888.37 SF.	0.2498 AC.
LOT 12	11,832.87 SF.	0.2678 AC.
LOT 13	10,888.87 SF.	0.2482 AC.
LOT 14	7,883.78 SF.	0.1888 AC.
LOT 15	10,488.88 SF.	0.2408 AC.
LOT 16	8,888.82 SF.	0.2002 AC.
LOT 17	8,888.88 SF.	0.2002 AC.
LOT 18	8,888.88 SF.	0.2002 AC.
LOT 19	8,455.36 SF.	0.2002 AC.
LOT 20	10,888.87 SF.	0.2498 AC.
LOT 21	10,888.87 SF.	0.2498 AC.
LOT 22	8,455.36 SF.	0.2108 AC.
LOT 23	8,455.36 SF.	0.2108 AC.
LOT 24	8,455.36 SF.	0.2077 AC.

DEDICATION

THE FOREGOING PLAT, KNOWN AS VINTAGE HEIGHTS 11TH ADDITION, A SUBDIVISION CONSISTING OF OUTLOT C, VINTAGE HEIGHTS 7TH ADDITION, OUTLOTS A AND B, VINTAGE HEIGHTS 8TH ADDITION, AND OUTLOT A, VINTAGE HEIGHTS 10TH ADDITION, LOCATED IN THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 7 EAST OF THE 6TH P.M. CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, IS MORE FULLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE.

THIS DEDICATION IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED, SOLE OWNER(S), AND THE EASEMENTS SHOWN THEREON ARE HEREBY GRANTED IN FULLITY TO THE CITY OF LINCOLN, NEBRASKA, A MUNICIPAL CORPORATION, LINCOLN ELECTRIC SYSTEM, ALLIED COMMUNICATIONS, THE WARNER ENTERTAINMENT ADVANCE, ARDENHURST, ARDEN, INC., THEIR SUCCESSORS AND ASSIGNS, TO ALLOW ENTRY FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, REPLACEMENT, REPAIR, OPERATION AND MAINTENANCE OF WIRE, CABLE, CONDUITS, FIBERS, POLES, TOWERS, PIPES AND EQUIPMENT FOR THE DISTRIBUTION OF ELECTRICITY, TELEPHONE AND CABLE TELEVISION AND GAS, WATER, SEWER, COLLECTION, STORM DRAINAGE, WATER MAINS AND ALL APPURTENANCES THEREON, OVER, UPON, OR UNDER THE EASEMENTS AS SHOWN ON THE FOREGOING PLAT.

THE CONSTRUCTION OR LOCATION OF ANY BUILDING OR STRUCTURE, EXCLUSIONS, FENCES, OVER, UPON, OR UNDER ANY EASEMENT SHOWN THEREON SHALL BE PROHIBITED.

THE CONSTRUCTION OR LOCATION OF ANY FENCE OR OTHER IMPROVEMENT WHICH OBSTRUCTS DRAINAGE SHALL BE PROHIBITED OVER, UPON, OR UNDER ANY STORM DRAIN EASEMENT OR DRAINAGE EASEMENT THEREON.

ANY RELOCATION OF EXISTING LEE FACILITIES WILL BE AT OWNER/DEVELOPER'S EXPENSE.

ANY CONSTRUCTION OR GRADE CHANGES IN LEE TRANSMISSION LINE EASEMENT CORRIDORS ARE SUBJECT TO LEE APPROVAL AND MUST BE IN ACCORDANCE WITH LEE DESIGN AND SAFETY STANDARDS. LEE DOES NOT WARRANT NOR ACCEPT RESPONSIBILITY FOR THE ACCURACY OF ANY SUCH DEDICATED EASEMENTS.

LANDSCAPING MATERIAL, SELECTIONS WITHIN EASEMENT CORRIDORS SHALL FOLLOW ESTABLISHED GUIDELINES TO MAINTAIN MINIMUM CLEARANCE FROM UTILITY FACILITIES.

THE CITY OF LINCOLN, ITS SUCCESSORS OR ASSIGNS ARE HEREBY HELD HARMLESS FOR THE COST OF REPLACEMENT OR DAMAGE TO ANY IMPROVEMENT OR VEGETATION OVER, UPON, OR UNDER ANY EASEMENT SHOWN THEREON.

THE STREETS SHOWN ARE HEREBY DEDICATED TO THE PUBLIC. THE ACCESS EASEMENTS AND THE NEIGHBORING WYV EASEMENTS SHOWN THEREON SHALL BE USED FOR PUBLIC ACCESS AND THE PUBLIC IS HEREBY GRANTED THE RIGHT OF SUCH USE.

WHERE MY HAND THIS ____ DAY OF ____, 20__

ROBERT D. HAMPTON, MANAGING MEMBER
PINE LAKE LLC,
A NEBRASKA LIMITED LIABILITY COMPANY

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF LANCASTER

ON THIS ____ DAY OF ____, 20__, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, FULLY COMMISSIONED, QUALIFIED IN AND FOR SAID COUNTY AND STATE, PERSONALLY OATH ROBERT D. HAMPTON, WHO IS PERSONALLY KNOWN TO ME TO BE THE INDIVIDUAL PERSON WHOSE NAME IS AFFIXED TO THIS PLAT AS MANAGING MEMBER OF PINE LAKE LLC, A NEBRASKA LIMITED LIABILITY COMPANY.

MY COMMISSION EXPIRES ON THE ____ DAY OF ____, 20__.

NOTARY PUBLIC

LIEN HOLDER CONSENT AND SUBORDINATION

THE UNDERSIGNED, HOLDER OF THAT CERTAIN LIEN AGAINST THE REAL PROPERTY DESCRIBED IN THE PLAT KNOWN AS VINTAGE HEIGHTS 11TH ADDITION (HEREINAFTER "PLAT"), SAID LIEN BEING RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF LANCASTER COUNTY, NEBRASKA, AS INSTRUMENT NO. _____ (HEREINAFTER "LIEN"), DOES HEREBY CONSENT TO THE DEDICATION OF AND SUBORDINATE THE LIEN TO ANY UTILITY (WATER, SEWER, ELECTRIC, CABLE TV, TELEPHONE, NATURAL GAS) EASEMENTS OR STREETS, OR ROADS, FIDUCIARIES, ANY EASEMENTS, AND ACCESS EASEMENTS AND NEIGHBORHOODS OF ACCESS, DEDICATED TO THE PUBLIC, ALL AS SHOWN ON THE PLAT, BUT NOT OTHERWISE. THE UNDERSIGNED CONFIRMS THAT IT IS THE HOLDER OF THE LIEN AND HAS NOT ASSIGNED THE LIEN TO ANY OTHER PERSON.

UNION BANK AND TRUST COMPANY

BY: LISA SMITH DATE

TITLE: VICE PRESIDENT

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF LANCASTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ____, 20__, BY LISA SMITH, VICE PRESIDENT OF UNION BANK AND TRUST COMPANY, ON BEHALF OF SAID BANK.

MY COMMISSION EXPIRES ON THE ____ DAY OF ____, 20__.

NOTARY PUBLIC

PLANNING COMMISSION APPROVAL

THE LINCOLN-LANCASTER COUNTY PLANNING COMMISSION HAS APPROVED THIS FINAL PLAT AND ACCEPTED THE OFFER OF DEDICATION ON THIS ____ DAY OF ____, 20__, BY REGULATION NO. _____.

ATTEST: CHAIR